

REDEVELOPER'S STATEMENT FOR PUBLIC DISCLOSURE¹

A. REDEVELOPER AND LAND

1. a. Name of Redeveloper:

Boston Young Men's Christian Association

b. Address of Redeveloper:

General Offices: 316 Huntington Avenue, Boston 15, Mass.

2. The land on which the Redeveloper proposes to enter into a contract for, or understanding with respect to, the purchase or lease of land from

Boston Redevelopment Authority

(Name of Local Public Agency)

in Washington Park Renewal Area Project No. Mass. R.S. - 24

(Name of Urban Renewal or Redevelopment Project Area)

in the City of Boston, State of Massachusetts,
is described as follows:²

(See Exhibit 1)

¹ If space on this form is inadequate for any requested information, it should be furnished on an attached page which is referred to under the appropriate numbered item on the form.

² Any convenient means of identifying the land (such as block and lot numbers or street boundaries) is sufficient. A description by metes and bounds or other technical description is acceptable, but not required.

3. If the Redeveloper is not an individual doing business under his own name, the Redeveloper has the status indicated below and is organized or operating under the laws of Commonwealth of Massachusetts:

☐ A corporation.

☒ A nonprofit or charitable institution or corporation.

☐ A partnership known as

☐ A business association or a joint venture known as

☐ A Federal, State, or local government or instrumentality thereof.

☐ Other (explain).

4. If the Redeveloper is not an individual or a government agency or instrumentality, give date of organization:

5. Names, addresses, title of position (if any), and nature and extent of the interest of the officers and principal members, shareholders, and investors of the Redeveloper, other than a government agency or instrumentality, are set forth below as follows:

- a. If the Redeveloper is a corporation, the officers, directors or trustees, and each stockholder owning more than 10% of any class of stock.¹
- b. If the Redeveloper is a nonprofit or charitable institution or corporation, the members who constitute the board of trustees or board of directors or similar governing body.
- c. If the Redeveloper is a partnership, each partner, whether a general or limited partner, and either the percent of interest or a description of the character and extent of interest.
- d. If the Redeveloper is a business association or a joint venture, each participant and either the percent of interest or a description of the character and extent of interest.

¹ If a corporation is required to file periodic reports with the Federal Securities and Exchange Commission under Section 13 of the Securities Exchange Act of 1934, so state under this Item 5. In such case, the information referred to in this Item 5 and in Items 6 and 7 is not required to be furnished.

5. e. If the Redeveloper is some other entity, the officers, the members of the governing body, and each person having an interest of more than 10%.

<u>Name and Address</u>	<u>Position Title (if any) and Percent of Interest or Description of Character and Extent of Interest</u>
Julian D. Anthony Hartford Life Insurance Co. 77 Franklin Street Boston 10, Mass.	President
Paul T. Babson 330 Beacon Street Boston 16, Mass.	
Max E. Bernkopf Bernkopf, Goodman, Houghton & Dimond 73 Tremont Street Boston 8, Mass.	
Samuel C. Brown S. S. Pierce Company 133 Brookline Avenue Boston 15, Mass.	Vice President
William C. Chick, Sr. John H. Pray & Sons Company 132 Tremont Street Boston 11, Mass.	
Haskell Cohn Mintz, Levin and Cohn 50 Federal Street Boston 10, Mass.	
Paul F. Clark John Hancock Building, Room 2608 200 Berkeley Street Boston 17, Mass.	
Abram T. Collier John Hancock Mutual Life Insurance Co. 200 Berkeley Street Boston 17, Mass.	Vice President
Ralph W. Conant 20 Chapel Street Brookline 46, Mass.	

William R. Driver, Jr.
Brown Brothers Harriman & Co.
10 Post Office Square
Boston 9, Mass.

Earl H. Eacker
Boston Gas Company
100 Arlington Street
Boston 16, Mass.

Alexander C. Forbes
640 Charles River Street
Needham, Mass.

Richard R. Higgins
The Kendall Company
140 Federal Street
Boston 10, Mass.

Gilbert H. Hood, Jr.
H. P. Hood & Sons
500 Rutherford Avenue
Charlestown 29, Mass.

Louis J. Hunter
Louis J. Hunter & Associates
75 Federal Street, Suite 500
Boston 10, Mass.

Treasurer

Stanley M. Lane
Lane Brothers Company
711 Atlantic Avenue
Boston 11, Mass.

Eugene Lyne
Lyne, Woodworth & Evarts
75 Federal Street
Boston 10, Mass.

C. Clark Macomber
Macomber Enterprises, Inc.
25 Fordham Road
Allston 34, Mass.

Robert F. O'Brien
Marsh & McLennan, Inc.
140 Federal Street
Boston 10, Mass.

Allan D. Parker
Lukens, Savage, Parker & West Ins. Agency, Inc.
125 High Street
Boston 10, Mass.

Augustin H. Parker, Jr.
Old Colony Trust Company
1 Federal Street
Boston 6, Mass.

Robert B. Pitcher
John Hancock Mutual Life Insurance Co.
53 State Street
Boston 9, Mass.

Franklin A. Reece, Jr.
The Reece Corporation
200 Prospect Street
Waltham 54, Mass.

Everett W. Smith
New England Merchants National Bank
28 State Street
Boston, Mass.

Fred F. Stockwell
R. M. Bradley & Co., Inc.
250 Boylston Street
Boston 16, Mass.

Erskine N. White
N. E. Telephone & Telegraph Co.
185 Franklin Street
Boston, Mass.

Donald E. Wilbur
Wilbur & Williams Company
650 Pleasant Street
Norwood, Mass.

6. Name, address, and nature and extent of interest of each person or entity (not named in response to Item 5) who has a beneficial interest in any of the shareholders or investors named in response to Item 5 which gives such person or entity more than a computed 10% interest in the Redeveloper [for example, more than 20% of the stock in a corporation which holds 50% of the stock of the Redeveloper; or more than 50% of the stock in a corporation which holds 20% of the stock of the Redeveloper]:

Name and Address	Description of Character and Extent of Interest
None	

7. Names (if not given above) of officers and directors or trustees of any corporation or firm listed under Item 5 or Item 6 above:

President	-	Julian D. Anthony	-	77 Franklin Street, Boston, Mass.
Vice President	-	Abram T. Collier	-	200 Berkeley Street, Boston, Mass.
Vice President	-	Samuel C. Brown	-	133 Brookline Avenue, Boston, Mass.
Treasurer	-	Louis J. Hunter	-	75 Federal Street, Boston, Mass.
Secretary	-	Ray Johns	-	316 Huntington Avenue, Boston, Mass.

B. RESIDENTIAL REDEVELOPMENT OR REHABILITATION

[The Redeveloper is to furnish the following information, but *only* if land is to be redeveloped or rehabilitated in whole or in part for *residential* purposes.]

1. State the Redeveloper's estimates, exclusive of payment for the land, for:
 - a. Total cost of any residential redevelopment.....\$
 - b. Cost per dwelling unit of any residential redevelopment\$
 - c. Total cost of any residential rehabilitation\$
 - d. Cost per dwelling unit of any residential rehabilitation\$

2. a. State the Redeveloper's estimate of the average monthly rental (if to be rented) or average sale price (if to be sold) for each type and size of dwelling unit involved in such redevelopment or rehabilitation:

<u>Type and Size of Dwelling Unit</u>	<u>Estimated Average Monthly Rental</u>	<u>Estimated Average Sale Price</u>
	\$	\$

- b. State the utilities and parking facilities, if any, included ~~in the foregoing estimates of rentals:~~

Parking initially for 60-75 cars

- c. State equipment, such as refrigerators, washing machines, air conditioners, if any, included in the foregoing estimates of sales prices:

CERTIFICATION

I (We)¹ Julian D. Anthony, President, and Ray Johns, Secretary
certify that this Redeveloper's Statement for Public Disclosure is true and correct to the best of ~~my~~ (our)
knowledge and belief.

Dated: July 8, 1963

Julian D. Anthony
Signature

President
Title

Dated: July 8, 1963

Ray Johns
Signature

Secretary
Title

77 Franklin Street, Boston 10, Mass.
Address

316 Huntington Avenue, Boston 15, Mass.
Address

If the Redeveloper is an individual, this statement should be signed by such individual; if a partnership, by one of the partners; if a corporation or other entity, by one of its chief officers having knowledge of the facts required by this statement.

REDEVELOPER'S STATEMENT OF QUALIFICATIONS AND FINANCIAL RESPONSIBILITY

[For confidential official use of the Local Public Agency
and the Housing and Home Finance Agency]

1. a. Name of Redeveloper:

Boston Young Men's Christian Association

b. Address of Redeveloper:

General Offices: 316 Huntington Avenue, Boston 15, Mass.

2. The land on which the Redeveloper proposes to enter into a contract for, or understanding with respect to, the purchase or lease of land from

Boston Redevelopment Authority

(Name of Local Public Agency)

in Washington Park Urban Renewal Area - Project No. Mass. R.S. - 24

(Name of Urban Renewal or Redevelopment Project Area)

in the City of Boston, State of Massachusetts,
is described as follows:

(See Exhibit 1)

3. Is the Redeveloper a subsidiary of or affiliated with any other corporation or corporations or any other firm or firms? ☐ Yes ☒ No
If Yes, list each such corporation or firm by name and address, specify its relationship to the Redeveloper, and identify the officers and directors or trustees common to the Redeveloper and such other corporation or firm.

4. a. The financial condition of the Redeveloper, as of December 25, , 19 62,
is as reflected in the attached financial statement.

(Note: Attach to this statement a certified financial statement showing the assets and the liabilities, *including contingent liabilities*, fully itemized in accordance with accepted accounting standards and based on a proper audit. If the date of the certified financial statement precedes the date of this submission by more than six months, also attach an interim balance sheet not more than 60 days old.) Balance sheet with Auditors' Certificate attached.

- b. Name and address of auditor or public accountant who performed the audit on which said financial statement is based:

Patterson, Teele & Dennis
201 Devonshire Street
Boston 10, Mass.

5. If funds for the development of the land are to be obtained from sources other than the Redeveloper's own funds, a statement of the Redeveloper's plan for financing the acquisition and development of the land:

6. Sources and amount of cash available to Redeveloper to meet equity requirements of the proposed undertaking:

- a. In banks:

Name and Address of Bank

In cash and sound pledges

Amount

\$502,500 to date

Balance of approximately \$74,000 will be available
as needed.

- b. By loans from affiliated or associated corporations or firms:

Name and Address of Source

Amount

\$

- c. By sale of readily salable assets:

Description

Market Value

\$

Mortgages or Liens

\$

7. Names and addresses of bank references:

8. a. Has the Redeveloper or (if any) the parent corporation, or any subsidiary or affiliated corporation of the Redeveloper or said parent corporation, or any of the Redeveloper's officers or principal members, shareholders, or investors, or other interested parties (as listed in the responses to Items 5, 6, and 7 of the *Redeveloper's Statement for Public Disclosure* and referred to herein as "principals of the Redeveloper") been adjudged bankrupt, either voluntary or involuntary, within the past 10 years?

☐ Yes ☒ No

If Yes, give date, place, and under what name.

- b. Has the Redeveloper or anyone referred to above as "principals of the Redeveloper" been indicted for or convicted of any felony within the past 10 years?

☐ Yes ☒ No

If Yes, give for each case (1) date, (2) charge, (3) place, (4) Court, and (5) action taken. Attach any explanation deemed necessary.

9. a. Undertakings, comparable to the proposed redevelopment work, which have been completed by the Redeveloper or any of the principals of the Redeveloper, including identification and brief description of each project and date of completion:
Addition to Dorchester Branch building, 776 Washington Street, Dorchester, Mass.,
under construction. To be completed by October 1, 1963. Cost, \$326,000.

Allston-Brighton Branch building, 470 Washington Street, Brighton - 1958.
Cost, \$235,000.

Other projects in previous years.

- b. If the Redeveloper or any of the principals of the Redeveloper has ever been an employee, in a supervisory capacity, for a construction contractor or builder on undertakings comparable to the proposed redevelopment work, name of such employee, name and address of employer, title of position, and brief description of work:

None

10. Other federally aided urban renewal projects under Title I of the Housing Act of 1949, as amended, in which the Redeveloper or any of the principals of the Redeveloper is or has been the redeveloper, or a stockholder, officer, director or trustee, or partner of such a redeveloper:

None

11. If the Redeveloper or a parent corporation, a subsidiary, an affiliate, or a principal of the Redeveloper is to participate in the development of the land as a construction contractor or builder:

a. Name and address of such contractor or builder:

Contractor not yet selected.

b. Has such contractor or builder within the last 10 years ever failed to qualify as a responsible bidder, refused to enter into a contract after an award has been made, or failed to complete a construction or development contract? ☐ Yes ☐ No

If Yes, explain:

c. Total amount of construction or development work performed by such contractor or builder during the last three years: \$_____.

General description of such work:

d. Construction contracts or developments now being performed by such contractor or builder:

<u>Identification of Contract or Development</u>	<u>Location</u>	<u>Amount</u> \$	<u>Date To Be Completed</u>
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e. Outstanding construction-contract bids of such contractor or builder:

<u>Awarding Agency</u>	<u>Amount</u> \$	<u>Date Opened</u>
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11. f. Brief statement respecting equipment, experience, financial capacity, and other resources available to such contractor or builder for the performance of the work involved in the redevelopment of the land, specifying particularly the qualifications of the personnel, the nature of the equipment, and the general experience of the contractor:

Boston Y.M.C.A. has total assets (book value) of \$5,985,584.15 as of December 25, 1962. Annual operating budget, all branches, 1963, \$1,639,013.

12. a. Does any member of the governing body of the Local Public Agency to which the accompanying bid or proposal is being made or any officer or employee of the Local Public Agency, who exercises any functions or responsibilities in connection with the carrying out of the project under which the land covered by the Redeveloper's proposal is being made available, have any direct or indirect personal interest in the Redeveloper or in the redevelopment or rehabilitation of the property upon the basis of such proposal? ☐ Yes ☒ No

If Yes, explain.

- b. Does any member of the governing body of the locality in which the Urban Renewal Area is situated or any other public official of the locality, who exercises any functions or responsibilities in the review or approval of the carrying out of the project under which the land covered by the Redeveloper's proposal is being made available, have any direct or indirect personal interest in the Redeveloper or in the redevelopment or rehabilitation of the property upon the basis of such proposal? ☐ Yes ☒ No

If Yes, explain.

13. Statements and other evidence of the Redeveloper's qualifications and financial responsibility (other than the financial statement referred to in Item 4a) are attached hereto and hereby made a part hereof as follows:

CERTIFICATION

I (We)¹ Julian D. Anthony, President, and Ray Johns, Secretary
certify that this Redeveloper's Statement of Qualifications and Financial Responsibility and the attached evidence of the Redeveloper's qualifications and financial responsibility, including financial statements, are true and correct to the best of my (our) knowledge and belief.

Dated: _____

July 8 1963

Dated: _____

July 8, 1963

Julian D. Anthony
Signature

Ray Johns
Signature

President

Title

Secretary

Title

77 Franklin Street, Boston 10, Mass.

Address

316 Huntington Avenue, Boston 15, Mass.

Address

¹ If the Redeveloper is a corporation, this statement should be signed by the President and Secretary of the corporation; if an individual, by such individual; if a partnership, by one of the partners; if an entity not having a president and secretary, by one of its chief officers having knowledge of the financial status and qualifications of the Redeveloper.

Document No. 273
Adopted at Meeting of 7/ 10/63

